

RALEIGH BOARD OF ADJUSTMENT
November 9, 2015
Decisions

A-75-15, WHEREAS, Stephen Mallinson and Melanie Luques, property owners, request a variance from the requirements set forth in Section 7.2.8.b.2. and Article 9.1 of the Part 10A Unified Development Ordinance to allow a fence to be located in a Tree Conservation Area on a .16 acre property zoned Residential-10 and located at 455 Plainview Avenue.

Decision: Denied.

A-76-15, WHEREAS, Graham Dixon and Michael Amburn, property owners, request a variance from the requirements set forth in Section 7.2.8.b.2. and Article 9.1 of the Part 10A Unified Development Ordinance to allow a fence to be located in a Tree Conservation Area on a .16 acre property zoned Residential-10 and located at 459 Plainview Avenue.

Decision: Denied.

A-77-15, WHEREAS, Bradley and Jaime Beavers, property owners, request a variance from the requirements set forth in Section 7.2.8.b.2. and Article 9.1 of the Part 10A Unified Development Ordinance to allow a fence to be located in a Tree Conservation Area on a .13 acre property zoned Residential-10 and located at 501 Plainview Avenue.

Decision: Denied.

A-78-15, WHEREAS, Anthony and Ellen Hopkins, property owners, request a variance from the requirements set forth in Section 7.2.8.b.2. and Article 9.1 of the Part 10A Unified Development Ordinance to allow a fence to be located in a Tree Conservation Area on a .15 acre property zoned Residential-10 and located at 505 Plainview Avenue.

Decision: Denied.

A-79-15, WHEREAS, Kate Shanahan, property owner, requests a variance from the requirements set forth in Section 7.2.8.b.2. and Article 9.1 of the Part 10A Unified Development Ordinance to allow a fence to be located in a Tree Conservation Area on a .16 acre property zoned Residential-10 and located at 509 Plainview Avenue

Decision: Denied.

A-89-15, WHEREAS, JW Homes, LLC, property owner, request a variance from all of the forestation requirements set forth in Section 9.1.9.A. of the Part 10 A Unified Development Ordinance to allow for the construction of a detached house on a .24 acre property zoned Residential-4 and Urban Watershed Protection Overlay District located at 2029 Delta Woods Lane.

Decision: Approved as requested.

A-90-15 WHEREAS, Lei Fang and Jian Zong, property owners, and lessee Ashley Cimino request a special use permit to allow live-work for a massage therapy business pursuant to section 6.7.3E of the Part 10A Unified Development Ordinance on a .26 acre property zoned Thoroughfare District – Conditional Use and located at 9208 Meadow Mist Court.

Decision: Approved with the following conditions:

1. Hours of operation 8:00 a.m. – 8:00 p.m. 7 days per week;
2. No more than 2 clients on the premises at one time; and
3. Special Use Permit limited to the lessee, Ashley Cimino.

A-91-15 WHEREAS, Fuller-PS, property owner, requests a variance from all of the forestation requirements set forth in Section 9.1.9.A. of the Part 10 A Unified Development Ordinance to allow for the construction of a detached house on a .39 acre property zoned Residential-6 Conditional Use and Urban Watershed Protection Overlay District located at 12312 Bunchgrass Lane.

Decision: Approved as requested.

A-92-15, WHEREAS, Chez Rouge, LLC, property owner, requests a 3.5' side yard setback variance, a 1.2' side yard setback variance and a 9.7' aggregate side yard setback variance from the standards set forth in Section 10-2075 of the Part 10 Development Regulations to legalize the existing dwelling and a 1.2' side yard setback variance to allow for a rear-corner addition to the dwelling as well as the construction of a second story addition resulting in a 1.5' and 3.8' side setbacks and a 5.3' aggregate side yard setback on a .14 acre property zoned Residential-20 and located at 810 Cotton Place.

Decision: Approved as requested.

A-93-15, WHEREAS, Lisa Monette, property owner, requests a .3' side yard setback variance pursuant to section 2.2.1 of the Unified Development Ordinance to legalize an existing dwelling and allow for its vertical expansion resulting in a 9.7 foot side yard setback on a .21 property zoned Residential-4 and located at 2603 Hazelwood Drive.

Decision: Approved as requested.

A-94-15, WHEREAS, Marlowe Builders, property owner, requests an 11.5' primary street yard setback variance from the Residential Infill Compatibility requirements set forth in Section 2.2.7.C of the Part 10A Unified Development Ordinance to allow for the construction of a detached house resulting in a 50.7' street yard setback on a .45 acre property zoned Residential-4 and located at 516 Orange Street.

Decision: Approved as requested.

A-95-15, WHEREAS, Thomas and Bethany Georgoulis, property owners, request a 4' rear yard setback variance pursuant to section 2.2.1 of the Unified Development Ordinance to allow for a rear-facing addition to the existing detached house resulting in a 26' rear yard setback on a .26 acre property zoned Residential-4 and located at 4617 Old Village Road.

Decision: Approved as requested.

A-96-15, WHEREAS, JW Homes, LLC, property owner, requests a variance from all of the forestation requirements set forth in Section 9.1.9.A. of the Part 10 A Unified Development Ordinance to allow for the construction of a detached house on a .22 acre property zoned Residential-4 and Urban Watershed Protection Overlay District located at 2113 Channel Branch Drive.

Decision: Approved as requested.

A-97-15, WHEREAS, JW Homes, LLC, property owner, requests a variance from all of the forestation requirements set forth in Section 9.1.9.A. of the Part 10 A Unified Development Ordinance to allow for the construction of a detached house on a .25 acre property zoned Residential-4 and Urban Watershed Protection Overlay District located at 11709 Wake Bluff Drive.

Decision: Approved as requested.

A-98-15, WHEREAS, JW Homes, LLC, property owner, requests a variance from all of the forestation requirements set forth in Section 9.1.9.A. of the Part 10 A Unified Development Ordinance to allow for the construction of a detached house on a .16 acre property zoned Residential-4 and Urban Watershed Protection Overlay District located at 11713 Wake Bluff Drive.

Decision: Approved as requested.

A-99-15, WHEREAS, JW Homes, LLC, property owner, requests a variance from all of the forestation requirements set forth in Section 9.1.9.A. of the Part 10 A Unified Development Ordinance to allow for the construction of a detached house on a .30 acre property zoned Residential-4 and Urban Watershed Protection Overlay District located at 11717 Wake Bluff Drive.

Decision: Approved as requested.

A-100-15, WHEREAS, JW Homes, LLC, property owner, requests a variance from all of the forestation requirements set forth in Section 9.1.9.A. of the Part 10A Unified Development Ordinance to allow for the construction of a detached house on a .23 acre property zoned Residential-4 and Urban Watershed Protection Overlay District located at 2037 Delta Woods Lane.

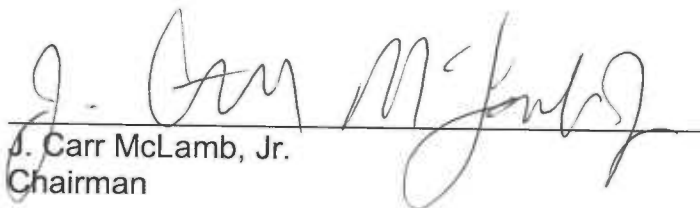
Decision: Approved as requested.

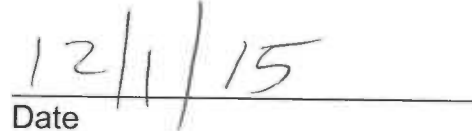
A-101-15, WHEREAS, Telegraph Road Properties, LLC, property owner, requests a 12.79' front yard setback variance, a 1.77' side yard variance, and a 5.38' aggregate side yard setback variance from the standards set forth in Section 10-2075 of the Part 10 Development Regulations to legalize the existing detached house, expand it to the rear and add a second story. They are also seeking a variance to the off-street parking requirements of Section 10-2081 of the Part 10 Zoning Code. If approved the requests would result in an 7.21' front yard, 3.23' and 6.39' side yard setbacks, a 9.62' aggregate side yard setback, a 25.33' front yard setback and a 32.54' aggregate front/rear setback and no off-street parking for a detached house on a .07 acre property zoned Residential-20 and located at 587 E. Cabarrus Street.

Decision: Approved as requested.

A-102-15, WHEREAS, Brian and Sarah Ketchem, property owners, request a 1' side yard setback variance and a 1' aggregate side yard setback variance to legalize and expand the existing detached house to the rear resulting in a 4' foot side yard setback and a 14' aggregate side yard setback on a .14 acre property zoned Residential-6 and Neighborhood Conservation Overlay District and located at 1928 Alexander Road.

Decision: Deferred to the Board's December 14, 2015 meeting.


J. Carr McLamb, Jr.
Chairman


Date